

Rent

Policy

Date effective: 6 March 2017

1. Purpose

It is a term of the tenancy agreement that the tenant must pay the rent to the Department of Housing and Community Development ('the Department') specified in the agreement, in the manner or place agreed in writing between Housing and the tenant.

2. Scope

The policy applies to premises owned or leased by the Chief Executive Officer (Housing) for the purpose of public housing, including those leased to community organisations.

3. Policy

3.1. How rent is calculated

The total rent payable by a tenant is market rent, unless the tenant is eligible for a rebate. If the tenant is eligible for a rebate then rent is calculated as a percentage of household income.

Under Section 23 of the *Housing Act* the amount of rent can rise or fall during the tenancy on the decision of the Minister for Housing and Community Development ('the Minister'). Under Section 41(5) of the *Residential Tenancies Act*, Housing does not have to provide a warning 30 days in advance of a rent increase. However, all tenants are informed in writing when the amount of payable rent changes.

3.2. Market rent (weekly)

Market rent is determined by the Minister under the terms of Section 23 of the *Housing Act*. Market rent is reviewed annually and published in the Government Gazette. It is based on figures calculated from average rent for a type of premises in each suburb or community where public housing is located.

As there is no private market in remote communities on which to base market rent, remote maximum dwelling rents are set in line with the lowest urban market rent.

A tenant will only pay market rent if they are not eligible for public housing or if they have not provided the documentation required to calculate a rental rebate.

Current market rents are attached as an Appendix to this policy.

3.3. Policy details

Housing rents must be paid at least one week in advance. Normally rent is charged each week on Monday, however tenants may pay rent on any schedule (e.g. weekly, fortnightly or monthly) so long as rent is always one week in advance.

Tenants who receive Centrelink payments must have their rent deducted automatically from their payment. For tenants who do not receive a Centrelink payment, rent should be deducted automatically from their bank account.

3.4. Employee Incentive Scheme

Tenants who are participating in the Employment Incentive Scheme will have their rent gradually increased to reduce the employment disincentive of a sudden increase in rent.

4. Discretionary decision making

Discretion can be applied to this policy using the Discretionary Decision Making policy.

5. Complaints and/or appeals

If a client is not satisfied with either a decision or action of the Department, they can access the Department's complaints and/or appeals processes. For further information, please refer to the Complaints and/or Appeals policies.

6. Review of the policy

If at any time the legislative, operating or funding environment is so altered that the policy is no longer appropriate in its current form, the policy shall be reviewed and amended accordingly. This policy will be reviewed within two years of release.

7. References

Legislation

Housing Act

Residential Tenancies Act

Policies

Employment Incentive Scheme policy

Rental Rebate policy

8. Document change control table

Release Date	Version Number	Approved by (position)	Section amended	Category
6/03/2017	2.02	Director Policy	appendix	Revised
23/11/2016	2.01	Director Policy	all	Editorial amendments
4/07/2016	2.00	Chief Executive Officer	all	Revised
2/09/2013	1.00	Executive Director, Housing Operational Client Support	all	New separate policy derived from Housing Services Operational Policy Manual, Chapter 7

MARKET RENT APPENDIX

As Gazetted on 1 February 2017, the following weekly Market Rents (\$) are applicable from 6 March 2017.

Alice Springs - 6 March 2017														
Location	Rent per week (\$)													
	1 Bedroom Flat/Unit	1 Bedroom Duplex	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom Townhouse	2 Bedroom House	3 Bedroom Unit	3 Bedroom Duplex	3 Bedroom Townhouse	3 Bedroom House	4 Bedroom Unit	4 Bedroom House	5 Bedroom House	6 Bedroom House
Alice Springs	250													
Araluen	250	250		270		330				450		550		
Braitling	250		300		300					450		550		
Eastside	260					330				450		550	600	620
Gillen	250		300		300				375	450		550		
Larapinta	250	255	300	310			400	410		425		520		
Sadadeen	250				300					425		520		620
The Gap	240	250	280	290	275	320		390		400		480	550	580
Ti-Tree										310				
Kilgariff	250	275	300	330		330	400	420		450	475	550	600	650
Ross	250	250	300	330			400	420		450		550	600	
Stuart		250		330		330		420		450		550	600	650
Arumbera		250		330		330		420		450		550	600	650
Ciccone		250		330		330		420		450		550	600	620
Ilparpa		250		330		330		420		450		550	600	650

Katherine - 6 March 2017									
Location	Rent per week (\$)								
	1 Bedroom Flat/Unit	1 Bedroom Duplex	1 Bedroom Townhouse	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom Townhouse	2 Bedroom House	3 Bedroom House	4 Bedroom House
Borroloola		235		280				360	410
Katherine East	245			295	300	300	250	370	415
Katherine North	235			285				360	405
Katherine South	235		240	285	290	290	240	360	405
Mataranka				245	245				
Pine Creek	200			245	245			310	

Casuarina - 6 March 2017											
Location	Rent per week (\$)										
	Bedsitter	1 Bedroom Flat	1 Bedroom Unit/Duplex	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom Townhouse	3 Bedroom Duplex	3 Bedroom House	4 Bedroom House	5 Bedroom House	6 Bedroom House
Alawa								450			
Anula								450	600		
Karama			280	350		380	430	450	500		
Leanyer			300	350				450	550		
Lyons				380							
Malak			280	350	395	380		450	550	600	
Marrara				360							
Nakara								450	550		
Tiwi				350				450	550	620	650
Wagaman	250	275		350				450	550		
Wanguri		275				380		450	550		
Wulagi								450	550		

Darwin - 6 March 2017														
Location	Rent per week (\$)													
	1 Bedroom Flat	1 Bedroom Unit	1 Bedroom Duplex	2 Bedroom Flat	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom House	2 Bedroom Townhouse	3 Bedroom Unit	3 Bedroom Duplex	3 Bedroom House	4 Bedroom House	5 Bedroom House	8 Bedroom House
Berrimah		250	275		350	395	300		500	500	430	480		
Coconut Grove	250	280		290	350		380					550		
Darwin City	260			300										
Fannie Bay		275			350									
Jingili										450	600			
Larrakeyah		300			350									
Ludmilla							380			450	600			
Millner		300			350	395				450	600			
Moil			280		320					450	600			
Nightcliff	260							390		475	620			
Parap	260	300		300				350		450	600			
Rapid Creek		300		350			400			475	620	650	700	
Stuart Park	295	300			350	395		395	480	450				
The Gardens		320			350			395						
The Narrows	260	300		300	360					440				

Palmerston - 6 March 2017										
Location	Rent per week (\$)									
	1 Bedroom Flat/Unit	1 Bedroom Duplex	2 Bedroom Unit	2 Bedroom House	2 Bedroom Duplex	2 Bedroom Townhouse	3 Bedroom Unit/Duplex	3 Bedroom House	4 Bedroom House	5 Bedroom House
Adelaide River			252					325		
Bakewell	300		350			450				
Batchelor	215		252	270				325	370	
Bellamack	300		350		370		450			
Coolalinga	300	300	350	320	350		450	450	500	
Driver	300		350				450	450	500	
Farrar	300	300	350	330	350	450	430	450	550	
Gray	300		350	320		370		430	500	
Howard Springs								385		550
Humpty Doo					350					
Jabiru	235							360	405	
Johnston	300	300	350	330	370		450	450	500	
Moulden	280		320	300		320	430	400	450	
Rosebery	300	300	350		370		450			
Woodroffe	300	300	330	320	350	350	430	430	480	

Tennant Creek - 6 March 2017												
Location	Rent per week (\$)											
	1 Bedroom Unit	1 Bedroom Duplex	1 Bedroom House	2 Bedroom Unit	2 Bedroom Duplex	2 Bedroom Townhouse	2 Bedroom House	3 Bedroom Unit	3 Bedroom Duplex	3 Bedroom House	4 Bedroom House	5 Bedroom House
Tennant Creek	240	245	250	275	280	275	290	300	310	360	400	450
Elliott										290	325	

Nhulunbuy - 6 March 2017							
Location	Rent per week (\$)						
	1 Bedroom Flat	1 Bedroom Duplex	2 Bedroom Flat	2 Bedroom Duplex	3 Bedroom House	3 Bedroom Duplex	4 Bedroom House
Nhulunbuy	330	300	370	450	450	475	525

Remote Maximum Dwelling Rent				
Location	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
New or rebuilt	150	175	230	250
Refurbished	120	140	184	200
Existing houses	90	105	138	150

Remote maximum dwelling rents were set on 17 May 2010.